BOX ARTICLE 3.1

Business Cost Conditions in Singapore's Manufacturing and Services Sectors

OVERVIEW

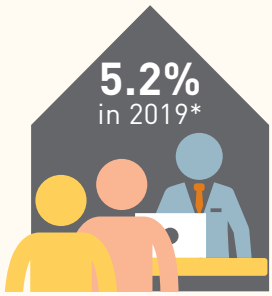
In 2019, the unit business cost (UBC) for the manufacturing sector fell, while the UBC for the overall services sector rose.

Definition of UBC

Total Business Cost

Gross Real Value-Added

UBC for Manufacturing



UBC for Services

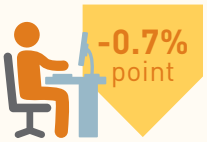
*Refers to first 3 quarters of 2019

KEY DRIVERS

The fall in the manufacturing UBC in 2019 was on account of a decline in the unit services cost.

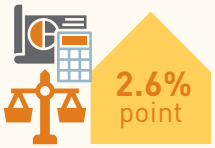
Contribution to Manufacturing UBC in 2019

Royalty Payments



Work Given Out

Labour Cost

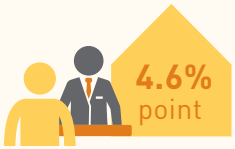


Others

Meanwhile, the increase in the services UBC in the first three quarters of 2019 was driven by higher unit labour cost and other services costs.

Contribution to Services UBC in 2019

Labour Cost



Services Cost

OUTLOOK

Looking ahead, the overall ULC for the economy is likely to continue to increase in 2020. Meanwhile, industrial and commercial rentals are expected to remain subdued, and the costs of utilities, fuel and transportation are likely to be relatively stable.

UNIT LABOUR COST

Wage growth expected to remain stable

RENTAL COST

Industrial and commercial rentals to remain subdued

UTILITIES COST

Utilities cost to remain stable

BUSINESS COST CONDITIONS IN SINGAPORE'S MANUFACTURING AND SERVICES SECTORS

This article presents the latest business cost structure of the manufacturing and services sectors, recent trends in business costs, as well as the outlook for the key components of business costs.

(I) Business Cost Structure of Manufacturing and Services Sectors[1]

Labour cost, royalty payments and "others" are the main components of business costs in the manufacturing sector; labour cost also constitutes a major cost component in the services sector

For firms in the manufacturing sector, labour cost, royalty payments[2] and "others"[3] constitute the main components of business costs. Collectively, these components account for around 77 per cent of the business costs of small- and medium-sized enterprises (SMEs) and 66 per cent of the business costs of non-SMEs in the sector.

For firms in the services sector, labour cost is also a major cost component, with its share of business costs ranging from around 10 per cent for firms in the transportation & storage sector, to around 39 per cent or more for firms in labour-intensive sectors such as accommodation, food services and retail trade.

For both the manufacturing and services sectors, non-labour production taxes[4] (e.g., property, road and other indirect taxes) account for a very small share of business costs, at less than 1 per cent for SMEs and non-SMEs in most sectors. Please see further details in Annex A.

(II) Unit Business Cost in the Manufacturing and Services Sectors

Between 2014 and 2019, unit business cost in the manufacturing sector declined, while unit business cost in the overall services sector rose

As business costs tend to increase when firms produce a higher amount of output to meet demand, a more pertinent concept is unit business cost, which measures the business costs incurred to produce one unit of output.

Over the five-year period of 2014 to 2019, the unit business cost index for the manufacturing sector (UBCI) fell by 2.4 per cent per annum on a compound annual growth rate (CAGR) basis, with declines seen annually since 2016 (Exhibit 1). In the latest year (i.e., 2019), the UBCI dropped by 3.0 per cent from a year ago.

Meanwhile, the unit business cost index for the overall services sector (UBC-Services Index) increased by 1.3 per cent per annum between 2014 and 2019.[5] In the first three quarters of 2019[6], the UBC-Services Index rose by 5.2 per cent compared to the same period a year ago (Exhibit 2).

1 *Only operating expenses (without material costs and depreciation) are included in business costs. This follows the definition adopted by the Department of Statistics (DOS) in its computation of the Unit Business Cost for Manufacturing. See DOS' Information Paper, "Methodological Review on the Unit Business Cost Index for Manufacturing Industry (Base Year 2010=100)", at https://www.singstat.gov.sg/-/media/files/publications/economy/ip-e38.pdf.*

2 *Royalty payment refers to payments to another party (the licensor or franchisor who owns a particular asset) for the right to the ongoing use of that asset.*

3 *"Others" consists of sub-components such as professional fees, advertising, commission and agency fees, sundry expenses etc.*

4 *Labour-related taxes on production (e.g., foreign worker levy) are classified under labour cost. Taxes on income (e.g., corporate income tax) are excluded.*

5 *The UBC-Services Index is estimated by MAS to assess cost conditions in the services sector. It is a composite index of proxy cost indicators for each component of business cost, combined using weights estimated from expenditure data in DOS' Services Survey Series 2017: The Services Sector, as well as the 2014 Input-Output tables.*

6 *Latest available UBC-Services Index is up to the third quarter of 2019.*

Exhibit 1: Manufacturing Sector's UBCI and Services Sector's UBC-Services Index

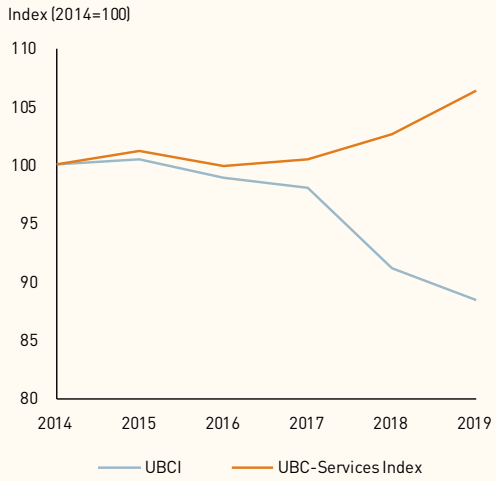
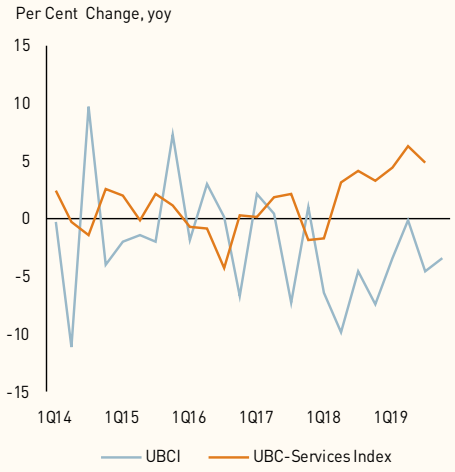


Exhibit 2: Year-on-Year (YoY) % Change of the UBCI and UBC-Services Index



Source: Department of Statistics, Monetary Authority of Singapore
Note: The UBC-Services Index for 2019 refers to the average of the first three quarters.

Labour cost, royalty payments and "others" were the key contributors to unit business cost changes in the manufacturing sector over the last five years

As labour cost, royalty payments and "others" account for a large share of business costs in the manufacturing sector, they were some of the key contributors to manufacturing UBCI changes in the past five years (Exhibit 3).

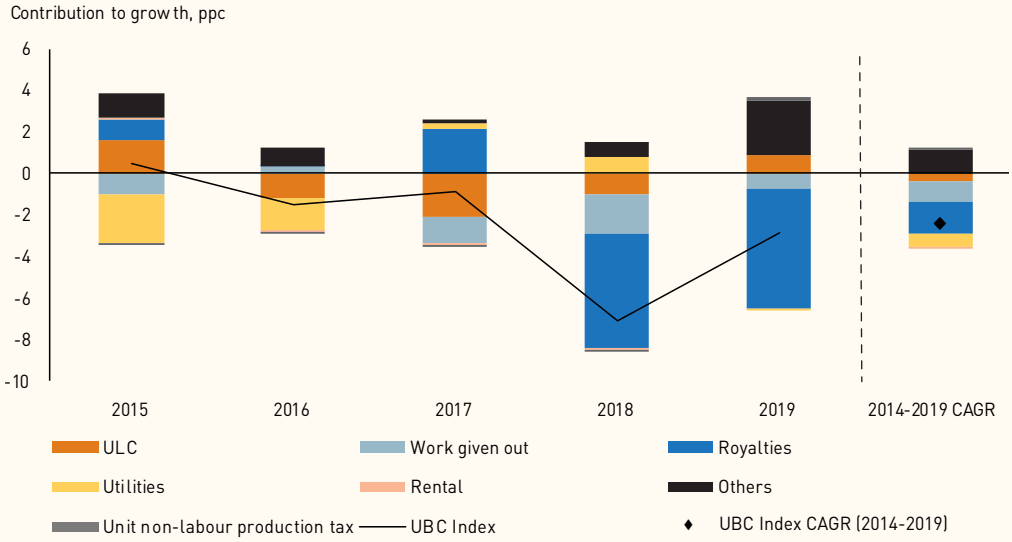
Specifically, a fall in the manufacturing unit labour cost (ULC) in each of the years from 2016 to 2018 contributed to the decline in the UBCI in those years. In 2019, as the manufacturing ULC rose, it exerted upward pressures on the UBCI. (Please see the next section for a description of the ULC trends in the various sectors, including manufacturing, and the drivers of these trends over the last five years.)

For royalty payments, sharp declines in 2018 and 2019 contributed significantly to the fall in the UBCI in those years.[7] By contrast, the "others" component, which includes payments for professional fees and advertising, rose annually and contributed positively to the UBCI across all five years.

Overall, for the five-year period from 2014 to 2019, the 2.4 per cent per annum decline in the manufacturing UBCI can be primarily attributed to a fall in manufacturing ULC, as well as unit services cost components such as royalty payments, work given out and utilities. Collectively, these cost components contributed 3.5 percentage-points (pp) to the decline in the UBCI over this period, more than offsetting the contribution of the "others" component (+1.1pp) to the UBCI. The rest of the cost components like rentals and non-labour production taxes had a relatively small impact on the UBCI given their low share of business costs.

7 *There could be many reasons for changes in royalty payments. For instance, royalty payments vary with company-specific licensing agreements which could differ from year to year. Also, royalties are usually computed as a percentage of sales, which could be volatile each year.*

Exhibit 3: Contribution to Manufacturing UBCI Changes by Key Cost Components



Source: Department of Statistics
Note: "Others" consists of sub-components such as professional fees, advertising, commission and agency fees, sundry expenses, etc.

For the overall services sector, the rise in the UBC-Services Index between 2014 and 2019 (i.e., 1.3 per cent per annum) was due to an increase in both the ULC of the sector and other services costs (which include rentals, utilities and freight & transport charges). Specifically, the ULC and other services costs contributed 0.4pp and 0.8pp respectively to the increase in the UBC-Services Index over this period.[8] For the first three quarters of 2019, their contributions to the 5.2 per cent year-on-year increase in the UBC-Services Index were 0.6pp and 4.6pp respectively.

(III) Recent Trends and Outlook for Key Cost Components

Remuneration growth outpaced labour productivity growth, and led to an increase in the overall ULC over the last five years

From 2014 to 2019, the overall ULC for the economy rose by 1.2 per cent per annum. This was because of a 2.9 per cent per annum increase in total labour cost (TLC) per worker, which outpaced the 1.7 per cent per annum increase in labour productivity (Exhibit 4).[9]

In turn, the increase in TLC per worker was primarily due to higher remuneration per worker. Over the last five years, remuneration per worker rose by 3.1 per cent per annum, contributing 2.9pp to the increase in TLC per worker. The remaining labour cost components (e.g., foreign worker levy) contributed little (if any) to the increase in TLC per worker over this period.

8 *Detailed cost component breakdowns for the UBC-Services Index are not available.*
9 *An increase in TLC per worker raises the ULC, while an increase in labour productivity reduces the ULC. The TLC comprises remuneration and other labour-related costs, including the skills development levy, foreign worker levy, wage subsidies, and recruitment and net training cost.*

At the sectoral level, most sectors experienced ULC increases in recent years (Exhibit 5). The ULC for the overall services sector rose by 1.9 per cent on a CAGR basis from 2014 to 2019, in large part due to remuneration growth outpacing labour productivity growth. Among the services sectors, the increase in ULC tends to be larger for sectors with relatively weaker productivity growth, such as the other services (0.0 per cent per annum) and transportation & storage (-0.3 per cent per annum) sectors. The manufacturing ULC declined by 1.6 per cent on a CAGR basis from 2014 to 2019. This was on account of strong productivity gains in the sector between 2016 and 2018, which outstripped the increase in remuneration per worker over the same period. In 2019, however, the manufacturing ULC rose as the downturn in the sector led to a sharp drop in productivity even as remuneration per worker continued to increase.

Exhibit 4: Decomposition of ULC Growth for Overall Economy, 2014-2019 CAGR

	2014-2019 CAGR (% p.a.)
ULC	1.2
TLC per worker	2.9
Remuneration per worker	2.9pp
FWL per worker	0.0pp
Wage subsidies per worker[1]	0.1pp
Other labour costs	-0.1pp
Gross real labour productivity[2]	1.7

Exhibit 5: ULC Growth by Sectors, 2014-2019 CAGR

Source: MTI Staff estimates using data from Department of Statistics and Ministry of Manpower
Notes: (1) Examples of wage subsidies provided to companies include the Special Employment Credit and the Wage Credit Scheme. These subsidies are generally applicable only for Singaporean workers hired by the companies. Wage subsidies per worker contributed positively to the increase in TLC per worker between 2014 and 2019 due to a decline in the wage subsidies provided over this period; (2) Labour productivity is measured as gross value-added per worker in this decomposition as remuneration is on a per worker basis

For 2020, the overall ULC for the economy is likely to continue to rise. This is because even though wage growth is expected to remain stable relative to last year's[10] amidst softer labour market conditions, labour productivity could ease further on account of the weak economic environment.

Over the longer term, it is important to press ahead with efforts to ensure that productivity growth is sustained, so as to maintain wage growth without eroding our cost competitiveness.

Industrial and commercial rentals are expected to remain subdued

Over the last five years, industrial rentals fell by 3.9 per cent per annum between 2014 and 2017, before stabilising in 2018 and 2019 (Exhibit 6). In 2019, industrial rentals registered a marginal increase of 0.1 per cent as the occupancy rate of industrial space stabilised at a slightly higher level compared to a year ago (Exhibit 7).

10 The nominal median gross monthly income from work of full-time employed residents grew by 2.8% in 2019.

For 2020, around 2.2 million gross square metres of industrial space is expected to be completed (Annex B, Exhibit B1). As a comparison, the average annual supply and demand of industrial space in the past five years were approximately 1.4 million nett square metres and 1.1 million nett square metres respectively. The higher supply quantum in 2020 is to cater to replacement space for lessees affected by JTC's Industrial Replacement Programme (IRP), which is aimed at rejuvenating older industrial estates to support future economic growth. Against this backdrop, industrial rentals should remain subdued in 2020.

Exhibit 6: Industrial Rental Index

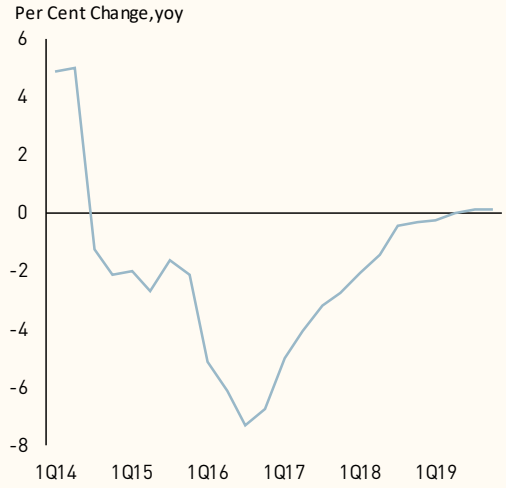
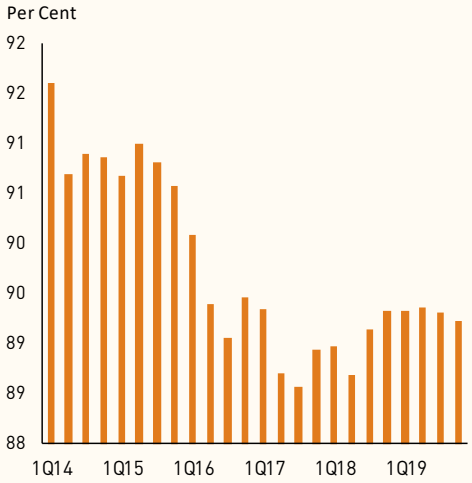


Exhibit 7: Industrial Occupancy Rate



Source : JTC Corporation
Note: Both the industrial rental index and the industrial occupancy rate cover multiple-user factory space, single-user factory space, business parks and warehouses

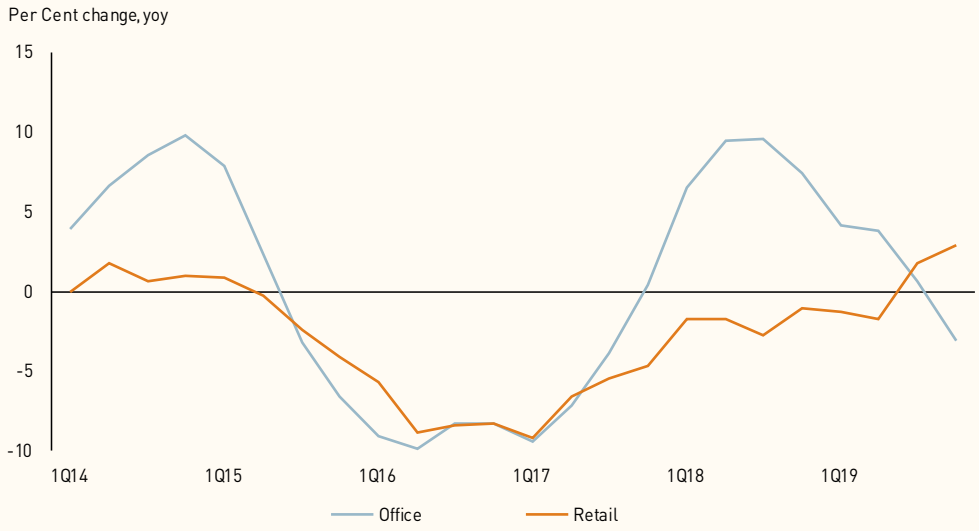
As for commercial space, the rentals of office space declined by 2.2 per cent per annum on a CAGR basis between 2014 and 2019 (Exhibit 8). In recent years, office rentals fell by 3.1 per cent in 2019 due to lower leasing demand amidst uncertainties in the global economy, after rising by 7.4 per cent in 2018.

For 2020, office rental conditions are expected to stay subdued. First, the weak economic outlook and continued uncertainties in the global economy are likely to dampen the demand for office space in the near term. Second, a healthy supply of office space is expected to come on-stream this year, which will exert downward pressure on office rentals. Specifically, 0.23 million gross square metres of office space are projected to come on-stream within the year, similar to the annual average of 0.22 million gross square metres completed between 2014 and 2019 (Annex B, Exhibit B2).

As for retail space, rentals fell by 3.1 per cent per annum between 2014 and 2019 on the back of a sustained decline in rentals between 2015 and the first half of 2019. For 2019 as a whole, retail rentals increased by 2.9 per cent due to improvements in leasing demand.

Looking ahead, the rental outlook for retail space remains cautious as the retail sector continues to face competition from e-commerce, and the outbreak of the coronavirus disease 2019 (COVID-19) is expected to dampen consumer sentiments and spending. Nevertheless, the moderation in retail space supply coming on-stream in 2020 could lend some support to rentals. In particular, 0.07 million gross square metres of retail space are expected to come on-stream within the year, lower than the annual average of 0.22 million gross square metres completed between 2014 and 2019.

Exhibit 8: Office and Retail Rental Indices



Source: Urban Redevelopment Authority

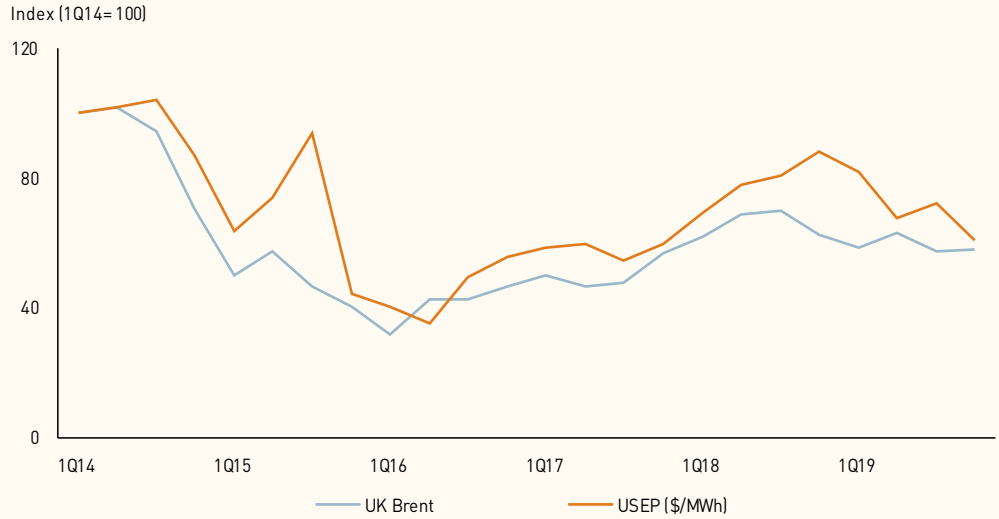
Costs of utilities, fuel and transportation are likely to remain relatively stable

The cost of utilities borne by firms is closely linked to electricity prices,[11] which are in turn influenced by movements in global oil prices.[12] Oil prices also contribute to business costs through fuel and transportation costs.

Between 2014 and 2019, the average wholesale electricity price fell by 6.4 per cent per annum, in tandem with a general decline in global oil prices and increased competition in the wholesale and retail electricity markets (Exhibit 9).[13] Looking ahead, the COVID-19 outbreak is expected to lower global oil demand due to a cutback in global economic activity, including in China. However, OPEC+ is likely to cut oil production to mitigate this impact. On balance, the US Energy Information Administration has forecast that global oil prices will average US$61 per barrel (/bbl) in 2020[14], slightly lower than the 2019 average of US$64/bbl. In turn, the drop in oil prices may pose downward pressure on the costs of utilities, fuel and transportation in 2020.

11 For example, electricity cost accounts for around 83% of the cost of utilities borne by firms in the manufacturing sector.
12 About 95% of our electricity is generated from natural gas, the price of which is indexed to oil prices. This is a common market practice in Asia.
13 This refers to the Uniform Singapore Energy Price (USEP), which is the average wholesale energy price in the National Electricity Market of Singapore.
14 EIA Short-Term Energy Outlook Report, 11 February 2020

Exhibit 9: Global Oil Prices and Uniform Singapore Energy Prices



Source: International Monetary Fund, CEIC, Energy Market Company

Conclusion

Over the five-year period of 2014 to 2019, the unit business cost for the manufacturing sector fell, mainly on account of declines in the manufacturing ULC, royalty payments, cost of work given out and utilities cost. In the latest year (i.e., 2019), the unit business cost for the manufacturing sector declined, largely due to a fall in royalty payments, even as manufacturing ULC and the cost of "others" (e.g., advertising and professional fees) increased. Meanwhile, the unit business cost for the overall services sector rose over the same five-year period, including in 2019, on the back of increases in the ULC and other services costs.

Looking ahead, the overall ULC for the economy is likely to continue to increase in 2020. This is because even though wage growth is expected to remain stable amidst softer labour market conditions, labour productivity could ease further on account of the weak economic environment. At the same time, industrial and commercial rental costs are expected to remain subdued, while the costs of utilities, fuel and transportation are likely to be relatively stable.

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Singapore Department of Statistics (2014), "Methodological Review on the Unit Business Cost Index for Manufacturing Industry (Base Year 2010=100)" November. https://www.singstat.gov.sg/-/media/files/publications/economy/ip-e38.pdf.

U.S. Energy Information Administration (2020), "Short-Term Energy Outlook (STEO)" February. https://www.eia.gov/outlooks/steo/.

ANNEX A: BUSINESS COST STRUCTURE OF MANUFACTURING AND SERVICES SECTORS

Manufacturing Sector

In the manufacturing sector, labour cost, royalty payments and "others" constitute the largest components of business costs. These three components collectively account for around 77 per cent of the business costs of small- and medium-sized enterprises (SMEs) and around 66 per cent of the business costs of non-SMEs in the sector.

The remaining services cost components, including utilities, fuel, rental of building/premises and charges paid to other firms for inland transportation and ocean/air/other freight, make up a smaller share of business costs, at 33 per cent for non-SMEs and 22 per cent for SMEs. Non-labour production taxes, which include property, road and other indirect taxes, account for only around 0.4 per cent of the business costs of SMEs and non-SMEs in the sector.

Details of the business cost structure of SMEs and non-SMEs in the various manufacturing clusters are in Exhibit A1.

Services Sector

Labour cost constitutes a major cost component for firms in the services sectors, with its share of business costs ranging from around 10 per cent for firms in the transportation & storage sector, to around 39 per cent or more for firms in labour-intensive sectors such as accommodation, food services and retail. Across all services sectors, except for the wholesale trade, accommodation and transportation & storage sectors, the labour cost share of business costs is larger for SMEs than for non-SMEs.

On the other hand, utilities cost is a relatively small cost component for firms in the services sectors, accounting for less than 2 per cent of the business costs of firms in most sectors. Key exceptions are the firms in the accommodation and food services sectors, where utilities cost constitutes up to 5 per cent of their business costs. Similarly, rental cost accounts for a small share of the business costs of firms in most services sectors. Key exceptions include the retail, accommodation and food services sectors, where the rental cost share of business costs for SMEs is 28 per cent, 15 per cent and 29 per cent respectively.

Like in the manufacturing sector, non-labour production taxes account for less than 1 per cent of the business costs of firms in most services sectors. Even for the accommodation and business services sectors, where the share of non-labour production taxes is the highest, it is relatively small, at less than 4 per cent.

Details of the business cost structure of SMEs and non-SMEs in the various services sectors are in Exhibit A2.

Exhibit A1: Business Cost Structure of the Manufacturing Sector by Firm Size, 2018

	Total		Electronics		Chemicals		Biomedical Services		Precision Engineering		Transport Engineering		General Manufacturing	
	Non-SMEs	SMEs	Non-SMEs	SMEs	Non-SMEs	SMEs	Non-SMEs	SMEs	Non-SMEs	SMEs	Non-SMEs	SMEs	Non-SMEs	SMEs
Labour Cost	**20.0**	**22.6**	**15.9**	**2.6**	**16.1**	**26.8**	**21.1**	**13.1**	**18.0**	**42.7**	**37.4**	**47.0**	**37.7**	**49.6**
Services Cost	**79.7**	**77.0**	**83.9**	**97.3**	**83.1**	**72.1**	**78.6**	**86.7**	**81.7**	**56.7**	**62.1**	**52.4**	**61.7**	**49.5**
Work given out	19.3	15.4	32.0	16.0	5.3	3.8	2.7	17.5	6.7	15.6	35.9	29.8	6.7	11.6
Royalties payments	22.4	34.1	16.7	58.8	4.8	4.6	44.0	47.2	56.3	21.8	2.2	1.5	5.4	1.6
Utilities	3.4	1.8	3.1	0.2	8.2	9.2	1.2	0.7	1.0	1.9	1.9	1.1	6.1	2.8
Fuel	7.0	0.9	1.0	0.0	37.3	6.6	0.5	0.2	0.1	0.3	0.3	0.3	3.2	1.1
Rental of building/ premises	0.7	1.7	0.5	0.2	0.7	1.8	0.7	1.0	0.7	2.5	1.2	2.7	2.6	5.4
Charges paid to other firms for inland transportation and ocean/ air/ other freight	2.7	2.3	1.6	0.3	5.5	11.7	1.5	2.1	2.9	2.1	1.4	1.3	6.2	3.6
Others	24.1	20.8	29.0	21.8	21.2	34.5	28.0	17.9	14.1	12.6	19.3	15.9	31.5	23.3
Non-Labour Production Taxes	**0.4**	**0.4**	**0.2**	**0.1**	**0.8**	**1.1**	**0.3**	**0.2**	**0.3**	**0.6**	**0.5**	**0.6**	**0.6**	**0.9**

Note: SMEs refer to enterprises with operating receipts of not more than $100 million or employment of not more than 200 workers. Non-SMEs refer to enterprises with operating receipts of more than $100 million and employment of more than 200 workers.

Source: Economic Development Board

Exhibit A2: Business Cost Structure of the Services Sectors by Firm Size, 2018

	Wholesale Trade		Retail Trade		Accommodation		Food Services		Transportation & Storage		Information & Communications		Finance & Insurance		Business Services	
	Non-SMEs	SMEs	Non-SMEs	SMEs	Non-SMEs	SMEs	Non-SMEs	SMEs	Non-SMEs	SMEs	Non-SMEs	SMEs	Non-SMEs	SMEs	Non-SMEs	SMEs
Labour Cost	**21.1**	**20.1**	**38.0**	**39.3**	**51.0**	**42.7**	**42.7**	**48.2**	**12.3**	**7.7**	**13.5**	**24.8**	**11.8**	**13.1**	**26.7**	**34.5**
Services Cost	**78.5**	**79.3**	**61.0**	**60.1**	**45.5**	**54.6**	**56.9**	**51.5**	**87.3**	**92.1**	**86.2**	**74.9**	**88.1**	**86.6**	**72.0**	**62.1**
Utilities	0.7	0.2	2.4	1.3	4.4	5.1	4.3	4.6	0.5	0.1	0.4	1.0	0.1	0.1	0.4	1.0
Freight & Transport	11.8	35.0	0.9	2.0	-	-	2.2	0.6	49.6	62.6	-	2.1	-	0.1	0.2	2.0
Financial Services	2.0	2.2	2.4	2.4	1.8	2.3	0.7	1.3	0.5	0.5	0.3	0.2	3.7	4.9	0.1	0.7
Communications	0.6	0.4	0.4	0.8	0.4	0.6	0.2	0.6	0.5	0.2	1.1	5.3	0.2	0.2	0.3	0.5
Renting of Premises	4.3	4.5	34.7	28.4	10.8	14.5	25.2	28.7	0.5	1.8	0.9	3.3	0.8	1.2	1.2	4.3
Professional Services	4.9	3.7	1.3	2.0	1.9	1.6	0.4	1.3	1.0	0.6	11.9	8.3	2.5	3.2	4.1	5.4
Other Services	54.1	33.3	18.9	23.2	26.3	30.5	23.9	14.4	34.7	26.2	71.4	54.6	80.8	76.9	65.7	48.2
Advertising & Entertainment	5.4	6.1	4.6	7.4	4.1	3.3	3.2	2.3	0.5	0.6	14.2	10.7	1.6	0.5	1.5	5.4
Admin & Management Fees	11.1	5.7	3.2	2.6	4.7	7.2	2.9	3.2	3.1	2.8	13.3	10.8	4.3	7.8	13.0	9.1
Contract labour & work given out	11.8	3.3	2.2	2.4	2.4	5.3	2.6	3.0	1.5	2.0	2.2	7.6	0.9	0.3	27.6	13.0
Commission	7.3	6.0	0.6	4.1	2.0	3.7	-	0.4	2.3	1.8	4.4	12.4	3.7	6.5	0.8	3.3
Royalties	11.5	4.2	1.4	0.4	2.6	0.3	8.8	1.3	0.1	-	30.6	4.9	0.6	0.7	2.3	1.3
Maintenance & repairs	1.5	0.9	3.9	2.3	3.1	4.7	3.6	2.3	4.6	1.8	0.9	1.4	0.5	0.3	1.4	3.0
Fuel	-	0.4	0.1	0.1	-	-	0.3	0.1	17.3	12.5	-	-	-	-	-	0.1
Others	5.4	6.6	2.9	3.7	7.3	6.0	2.5	1.7	5.4	4.7	5.9	6.9	69.1	60.8	19.1	13.1
Non-Labour Production Taxes	**0.5**	**0.6**	**1.0**	**0.6**	**3.5**	**2.8**	**0.3**	**0.3**	**0.4**	**0.2**	**0.3**	**0.3**	**0.1**	**0.3**	**1.3**	**3.4**

Notes:
1. *SMEs refer to enterprises with operating receipts of not more than $100 million or employment of not more than 200 workers. Non-SMEs refer to enterprises with operating receipts of more than $100 million and employment of more than 200 workers*
2. *"-" refers to nil or negligible.*

Source: Department of Statistics and Monetary Authority of Singapore

ANNEX B: SUPPLY OF INDUSTRIAL AND COMMERCIAL SPACE

Exhibit B1: Supply of Industrial Space

	Total	2020	2021	2022	2023	2024	>2024
Factory Space ('000 sqm gross)							
Total	**4,148**	**1,868**	**721**	**1,242**	**316**	**-**	**-**
Under Construction	3,117	1,704	374	815	222	-	-
Planned	1,031	164	346	426	94	-	-
Warehouse Space ('000 sqm gross)							
Total	**746**	**336**	**35**	**258**	**117**	**-**	**-**
Under Construction	693	313	6	258	117	-	-
Planned	52	23	29	-	-	-	-
Total Industrial Space	**4,893**	**2,205**	**755**	**1,500**	**433**	**-**	**-**

Source: JTC Corporation

Exhibit B2: Supply of Commercial Space

	Total	2020	2021	2022	2023	2024	>2024
Office Space ('000 sqm gross)							
Total	**753**	**228**	**139**	**228**	**50**	**29**	**79**
Under Construction	628	228	139	221	40	-	-
Planned	125	-	-	7	10	29	79
Retail Space ('000 sqm gross)							
Total	**333**	**73**	**73**	**67**	**47**	**9**	**64**
Under Construction	227	73	73	48	33	-	-
Planned	106	-	-	19	14	9	64
Total Commercial Space	**1,086**	**301**	**212**	**295**	**97**	**38**	**143**

Source: Urban Redevelopment Authority